DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Alan and Jeanine Gilchrest

LOCATION OF PROPOSAL: 15137 SE 66th Street

DESCRIPTION OF PROPOSAL: The applicant requests a Critical Areas Land Use Permit for construction stepped retaining walls in order to stabilize a steep slope adjacent to an existing residence.

FILE NUMBERS: 15-120220-LO **PLANNER:** Heidi M. Bedwell

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **1/28/2016**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

Environmental Coordinator **1/13/2016**
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Gilchrest Retaining Wall**
Proposal Address:	**15137 SE 66th Street**
Proposal Description:	The applicant requests a Critical Areas Land Use Permit for construction stepped rockery walls in order to stabilize a steep slope adjacent to an existing residence.
File Number:	**15-120220-LO**
Applicant:	**Alan and Jeanine Gilchrest**
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	Heidi M. Bedwell, Senior Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance**

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: _____
Carol V. Helland, Land Use Director

Application Date:	August 16, 2015
Notice of Application Publication Date:	September 24, 2015
Decision Publication Date:	January 14, 2016
Project/SEPA Appeal Deadline:	January 28, 2016

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

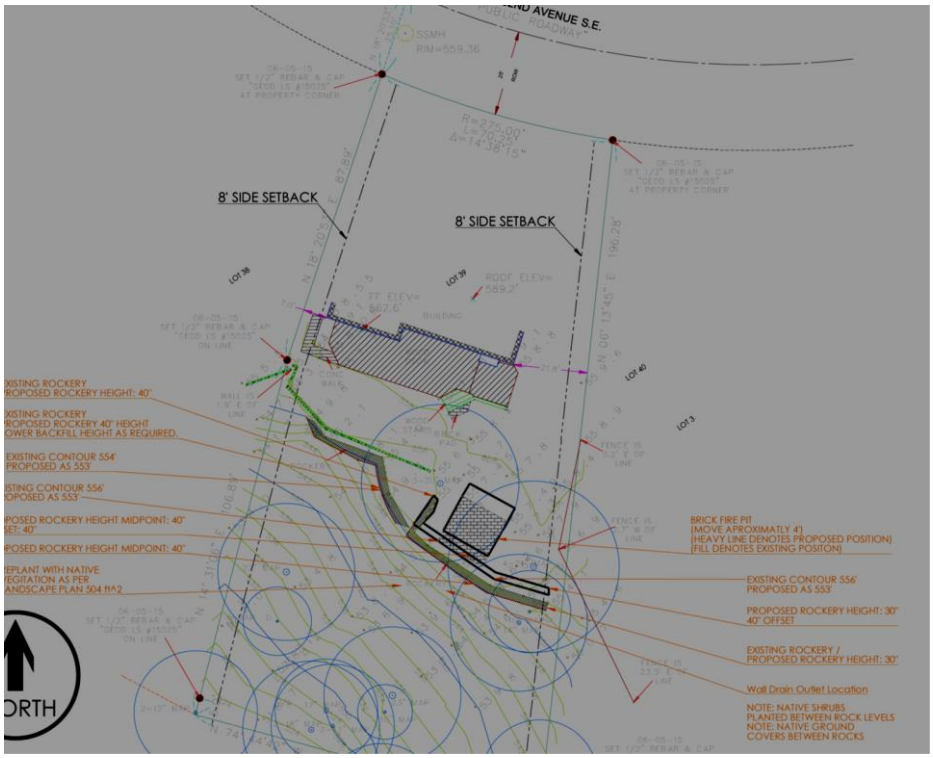
CONTENTS

Attachments

1. Site Plan
2. Geotechnical Report (in file)
3. Environmental Checklist

I. Proposal Description

The applicant is requesting a critical areas land use permit to construct two stepped retaining walls to stabilize a steep slope adjacent to an existing residence. The purpose of the stabilization measure is to prevent future erosion and slope erosion. The applicant constructed a series of taller retaining walls (up to 6 feet in height) without a permit. In order to comply with the city's critical areas requirements, the applicant is proposing to modify the walls so they are the minimum height necessary and minimize the topographic modification. The proposal will also include restoration of disturbed areas and planting of native vegetation between the walls.



"Stabilization measures" are considered an allowed use within a critical area or critical area buffer per Land Use Code (LUC) 20.25H.055 provide the applicant can demonstrate compliance with specific performance standards. For stabilization measures in steep slope critical areas, the standards include:

- LUC 20.25H.055.C.3.m
- LUC 20.25H.125

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The property is located at 15137 SE 66th Street and is developed with a single-family residence. The site slopes down to the south toward a heavily vegetated native growth protection easement. Prior to the installation of the retaining walls the site area contained a mix of mature trees, and shrubs as well as invasive blackberries. The

construction of the walls removed a tree and other vegetation and placed fill behind the wall.

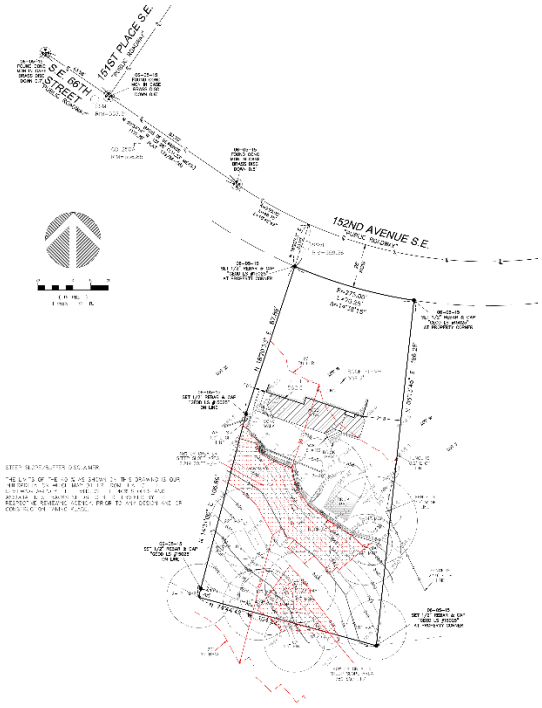
B. Zoning

The property is in the R-3.5 land use zoning district. It is also within the Critical Areas Overlay District (LUC 20.25H) due to the presence of steep slope critical areas.

C. Land Use Context

The property is in the Forest Ridge Estates Plat which was created in 1987. The subject home was built in 1989 and the surrounding land uses are all single family residences developed with two story homes. The subject site is adjacent to Coal Creek Park the only other land use in the immediate vicinity.

D. Critical Areas Functions and Values



i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope

areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-3.5 zoning district. The proposed retaining structures will comply with all dimensional requirements of the district. No portion of the proposed wall will be greater than 30 inches within the required setbacks.

B. Critical Areas Requirements LUC 20.25H:

i. Performance Standards for Stabilization Measures LUC 20.25H.055.C.3.m

New or enlarged stabilization measures shall be allowed only to protect existing primary structures and only where avoidance measures are not technically feasible.

The applicant has provided a report prepared by Dennis Bruce, a licensed geotechnical and civil engineer. In the report, the engineer states that "the subgrade soil under the rockery and adjacent to the rockery consists of very dense consolidated slightly silty sands and gravels (weather glacial till)." The geotechnical engineer recommends that the slope can be stabilized with modifications to the rockery retaining wall. Removal of the rockery would require additional site disturbance that may cause harm to existing structures. Therefore, the geotechnical engineer recommends reconstructing the rockery be partially rebuilt, installing property geogrid mesh and performing proper compaction of the free-draining gravel backfill and reconstructing the rockery. The base of the lowest rockery will not change location but the applicant has agreed to modify the height of the rockery and build a new shorter rockery setback from the lower rockery. See Attachment A for proposed site plan.

ii. Performance Standards for Geologic Hazard Critical Areas – Steep Slopes LUC 20.25H.125

a. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;
Response: *The proposed stabilization measure is tiered to approximate the existing contours and minimize unnecessary alteration to the slope.*

b. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
Response: *There are several significant trees in the vicinity of the project area. The proposed retaining walls are designed to minimize disturbance to the critical root zones of these trees and preserve existing trees.*

c. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;
Response: *The proposed retaining walls will stabilize a slope and the development will not result in a greater risk or need for increased buffers on neighboring properties.*

d. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;
Response: *The retaining walls protect the existing infrastructure on the property and do not create artificially graded slopes that would increase the area of disturbance.*

e. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
Response: *There will be no new impervious surface within the critical area or buffer as a result of the proposed development.*

f. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;
Response: *The proposed stabilization measure is for the protection of the house. There will be a small flat area on the top of the stepped wall system that will include a small pervious fire ring.*

g. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;
Response: *This performance standard does not apply.*

h. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;
Response: *This performance standard does not apply.*

On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and
Response: *This performance standard does not apply.*

i. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.
Response: *The applicant has agreed to restore the area disturbed by the wall construction per the City's Critical Areas Handbook planting plans for restoration of a steep slope critical area. A final mitigation and restoration plan will be prepared for the associated clearing and grading permit. The mitigation and restoration measures will be monitored in accordance with the Director's*

guidelines for Mitigation and Restoration Monitoring for a period of three years. See Section X for related conditions of approval.

IV. Public Notice and Comment

Application Date:	August 3, 2015
Public Notice (500 feet):	September 24, 2015
Minimum Comment Period:	October 8, 2015

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on October 8, 2015. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:
The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A Construction Stormwater Pollution Prevention Plan that includes temporary erosion and sedimentation control that will be employed during construction and will be required for review and approval as a condition of the required clearing and grading permit. The clearing and grading permit will also include plans for ensuring that the site is protected from erosion and sedimentation at the end of the project. See Section X for a related condition of approval.

B. Animals

The project site is adjacent to a City of Bellevue Parks Open Space, Coal Creek Park. The natural area contains quality habitat for birds and mammals. The proposed retaining wall is designed to provide space for native plantings that will enhance the quality of wildlife habitat in the area. There are no known threatened or endangered animal

species in the vicinity. No new impacts are anticipated since no significant trees will be removed.

C. Plants

The applicant has agreed to restore the area disturbed by the wall construction per the City's Critical Areas Handbook planting plans for restoration of a steep slope critical area. A final mitigation and restoration plan will be prepared for the associated clearing and grading permit. See Section X for related conditions of approval.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

VII. Changes to proposal as a result of City review

The original proposal called for keeping the existing retaining wall no native plant restoration of the slope. The proposal has been modified so that the retaining walls are tiered allowing for planting of vegetation between the two walls and at a height that minimizes the topographic modification while still stabilizing the slope.

VIII. Decision Criteria

A. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposal is required to obtain a clearing and grading permit before construction can commence on the reconstructed retaining walls.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal has been reviewed and recommended by a licensed geotechnical engineer and utilizes the best available construction and design techniques that will result in the least disturbance to the steep slope critical area.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III, the proposal incorporates the performance

standards of LUC 20.25H to the maximum extent applicable.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The property is currently served by adequate public facilities. The proposed development will not change the need the public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a conceptual mitigation and restoration plan. A final mitigation and restoration plan will be submitted for review and approval as part of the required clearing and grading permit.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct stabilization measures (Attachment 1) within the steep slope critical area and buffer at **15137 SE 66th Street**.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code- BCC 20.25H	Heidi M. Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi M. Bedwell, 425-452-4862

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Mitigation Planting and Restoration of Temporary Disturbance: Prior to the approval and issuance of the required development permit, the applicant shall submit a plan that identifies the area of temporary disturbance around the proposed development and proposes a restoration plan that restores the area to a condition equal to or better than the condition prior to the proposed development. The plan shall also include mitigation plantings to be placed between the stepped rockeries. Any proposed plan shall be in compliance with the planting templates in the City of Bellevue's Critical Areas Handbook for planting on steep slopes.

Authority: Land Use Code 20.25H.220.H
Reviewer: Heidi M. Bedwell, Land Use

2. Mitigation and Restoration Monitoring and Reporting: In order to ensure the critical area or critical area buffer native landscape restoration successfully establishes, the restoration shall meet the following performance standards for a period of three years following installation:

Year 1: 100% survival of all installed plants & 0% invasive coverage
Year 2: 90% survival of all installed plants & <10% invasive coverage
Year 3: 85% survival of all installed plants, >35% native coverage & <10% invasive coverage.

A monitoring report meeting the minimum monitoring and reporting standards establish by the director shall be submitted annually to verify success.

Authority: Land Use Code 20.25H.220.D
Reviewer: Heidi M. Bedwell, Land Use

3. Maintenance Assurance Device: In order to ensure the restoration successfully establishes, a maintenance assurance device in an amount equal to 100% of the cost of labor and materials for the landscape installation shall be held for a period of three years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards stated in condition of approval #2 above.

Authority: Land Use Code 20.25H.220.F
Reviewer: Heidi M. Bedwell, Land Use

4. Rainy Season restrictions: Due to the proximity to steep slope critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased

erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Tom McFarlane, Clearing and Grading

5. Geotechnical Recommendations and Inspection: The project shall be constructed and inspected by the Engineer of Record to verify implementation of the recommended procedures and practices in the geotechnical report found in the reports prepared by prepared by Dennis Bruce, PE (in file). A report verifying implementation and inspection shall be submitted to Heidi Bedwell at *hbedwell@bellevuewa.gov* or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140
Reviewer: Heidi M. Bedwell, Development Services Department

6. Hold Harmless Agreement: Prior to building permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with site development. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170
Reviewer: Heidi M. Bedwell, Development Services Department

7. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Heidi M. Bedwell, Land Use

8. Land Use Inspection: Following final mitigation installation the applicant shall contact Land Use staff for final inspection.

Authority: Land Use Code 20.30P.140
Reviewer: Heidi M. Bedwell, Development Services Department

CASH M. CARR
TECHNICAL SERVICES

SITE PLAN

PREPARED BY: CASH M. CARR PE.

DATE: 11/17/2015

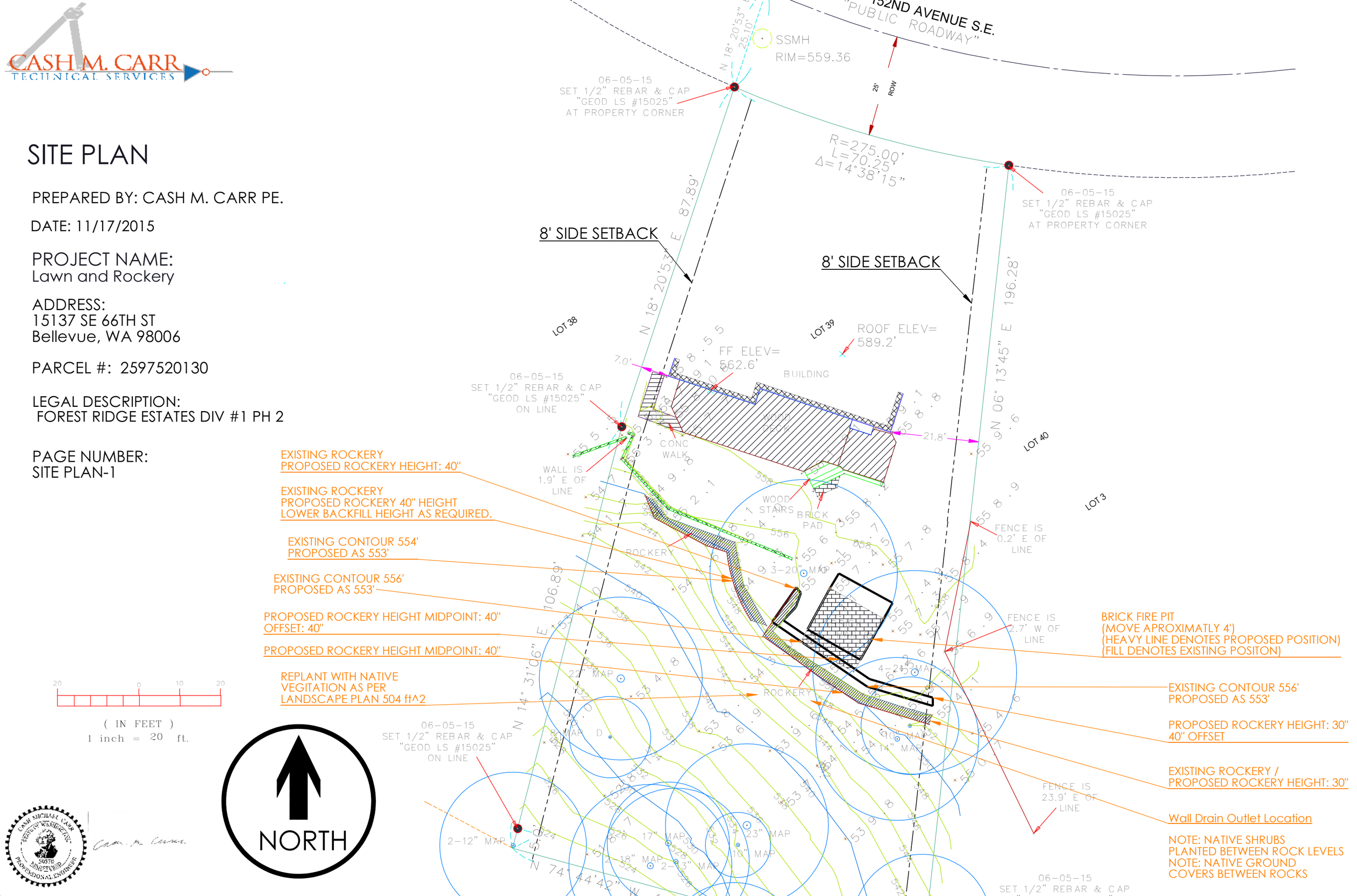
PROJECT NAME:
Lawn and Rockery

ADDRESS:
15137 SE 66TH ST
Bellevue, WA 98006

PARCEL #: 2597520130

LEGAL DESCRIPTION:
FOREST RIDGE ESTATES DIV #1 PH 2

PAGE NUMBER:
SITE PLAN-1



20 0 10 20

(IN FEET)
1 inch = 20 ft.

NORTH

CASH MICHAEL CARR
STATE OF WASHINGTON
20578
REGISTERED
PROFESSIONAL ENGINEER

Cash M. Carr

ROCKERY DETAIL

0 2' 4' 6' 8' 10'

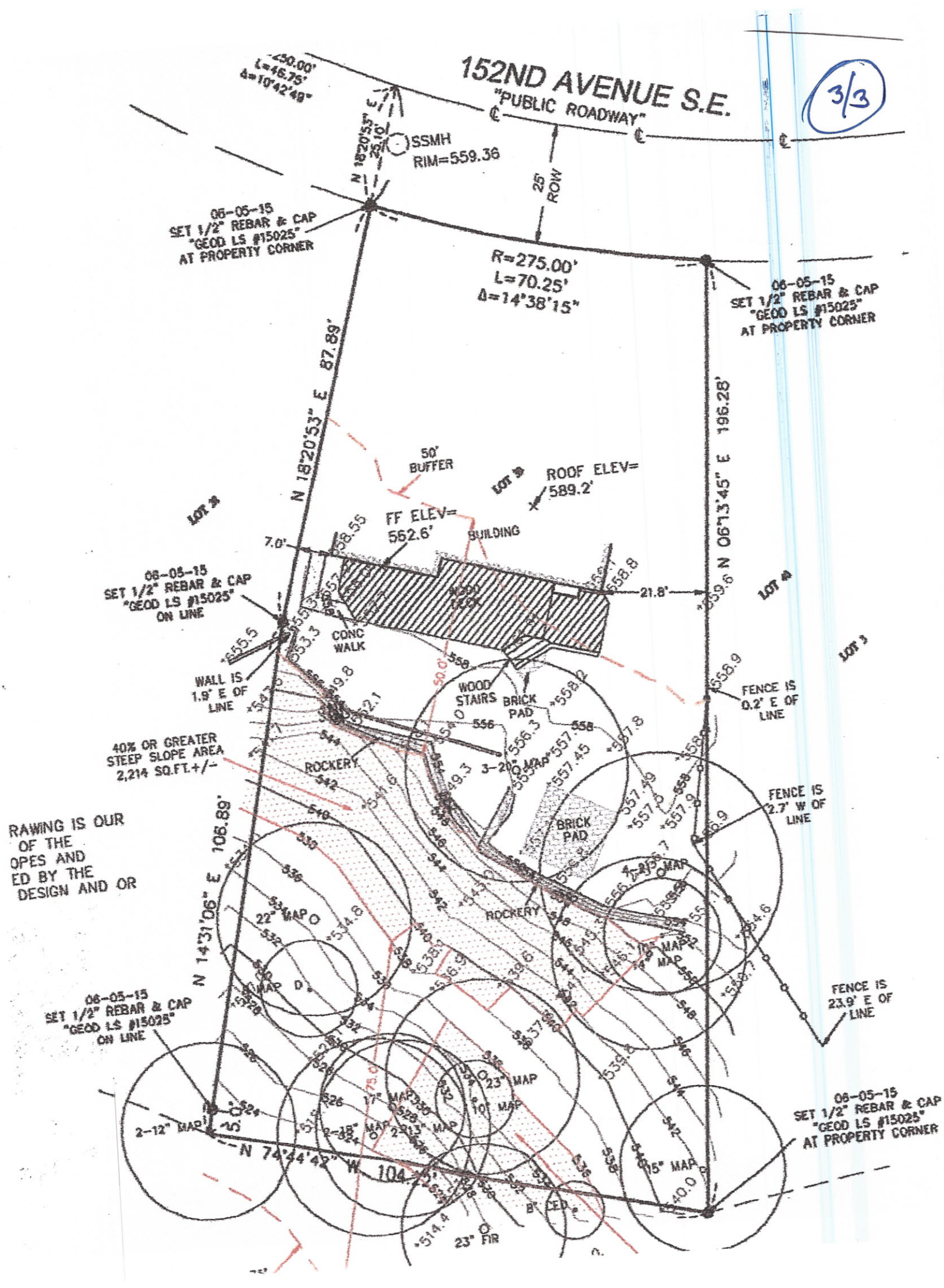
SCALE: 1/4" = 1'

CROSS SECTION

PREPARED BY: CASH M. CARR PE.

DATE: 4/10/2015

CASH M. CARR
TECHNICAL SERVICES


152ND AVENUE S.E.
"PUBLIC ROADWAY"
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L=46.75'
Δ=10°42'49"
SSMH
RIM=559.36
N 18°20'53" E 29.10'
25' ROW
06-05-15
SET 1/2" REBAR & CAP
"GEOD LS #15025"
AT PROPERTY CORNER
R=275.00'
L=70.25'
Δ=14°38'15"
06-05-15
SET 1/2" REBAR & CAP
"GEOD LS #15025"
AT PROPERTY CORNER
N 18°20'53" E 87.89'
N 06°13'45" E 196.28'
239.6'
50' BUFFER
LOT 5
ROOF ELEV=
589.2'
LOT 6
FF ELEV=
562.6'
BUILDING
WOOD DECK
7.0'
21.8'
LOT 4
LOT 3
06-05-15
SET 1/2" REBAR & CAP
"GEOD LS #15025"
ON LINE
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LINE
WOOD STAIRS
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0.2' E OF
LINE
40% OR GREATER
STEEP SLOPE AREA
2,214 SQ.FT.+/-
ROCKERY
3-20" MAP
BRICK PAD
FENCE IS
2.7' W OF
LINE
ROCKERY
22" MAP
10" MAP
FENCE IS
23.9' E OF
LINE
N 14°31'06" E 106.89'
06-05-15
SET 1/2" REBAR & CAP
"GEOD LS #15025"
ON LINE
23" MAP
17" MAP
2-12" MAP
2-18" MAP
2-15" MAP
10" MAP
15" MAP
N 74°44'42" W 104.22'
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23" FIR
06-05-15
SET 1/2" REBAR & CAP
"GEOD LS #15025"
AT PROPERTY CORNER
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OPES AND
ED BY THE
DESIGN AND OR

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION
Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Environmental Checklist Reviewed by Heidi M. Bedwell (HMB) 09/23/2015

City of Bellevue Submittal Requirements | **27a**

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Alan & Jeanine Gilchrest

Proponent: Cash M. Carr PE agent of Alan & Jeanine Gilchrest

Contact Person: Cash M. Carr PE
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 9873 244th PL NE, Redmond, WA 98053

Phone: 360-301-5671

Proposal Title: Lawn and Rockery

Proposal Location: 15137 SE 66TH ST, Bellevue, WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Resolve stop work order regarding 8' rockery on/near steep slope. Lawn soiling, replanting.
2. Acreage of site: 0.4
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 0
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 0
7. Quantity of earth movement (in cubic yards): 49
8. Proposed land use: Single Family (yard improvement)
9. Design features, including building height, number of stories and proposed exterior materials:
   Resolve stop work order regarding: 8' Rockery with fill. Loose brick hardscape firepit. Lawn resoil/replant. Revegitate slope with native plants per best practices.
10. Other

Estimated date of completion of the proposal or timing of phasing:

Resolve stop work order as soon as possible.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Maped erosion area. Unknown original slope topography behind rockery. Steep slope located on/near site.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

Clearing and grading permit: 15 111040 GA

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Clearing and grading permit applied for (4/11/13).

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☑ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☑ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

40%+

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Clay native soil with granular backfill of rockery.

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d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Maped erosion hazard. No surface indications of unstable soils on site. No known unstable soils on site.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 35 cubic yards of clayey gravel were used to fill behind a rockery. Purpose was to level back yard. Sand/organic lawn soil used to resoil lawn. About 14 cubic yards of lawn soil were used to amend lawn.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, area cleared should be replanted and mulched. Wall and landscape drains require scour protection.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

All surfaces are permeable. 15'x15' brick firepit (water can penetrate joints).

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Replanting with native species and mulch. Scour protection for drains. Temporary erosion control requested while permitting is pending.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Limited wood smoke during outdoor firepit enjoyment (when not prohibited). Proposed firepit similar to typical residential backyard barbeque.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None

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3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No surface water in the vicinity of the site.

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No. (Coal Creek 265' away).

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

(4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

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c. Water Runoff (Including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Proposed surface drain and proposed wall drain. Drains to South down slope. Scour protection proposed.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

no

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None

Erosion control per BCC 23.76

4. Plants

a. Check or circle types of vegetation found on the site:

- ☑ deciduous tree: alder, maple, aspen, other Maple, Alder
- ☐ evergreen tree: fir, cedar, pine, other
- ☑ shrubs
- ☑ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

One tree cut.

Other vegetation cleared to construct wall.

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native ground cover, furn, shrubs, and trees per landscape plan following critical area steep slope best management practices.

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5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☐ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

Coal Creek Park known to be home to variety of songbirds, hawks, eagle, deer, coyotes, and other small mammals.

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy used

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Typical neighborhood noise environment

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(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction during work hours.
Long term: None.

(3) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Residential to East and West, and green belt to the South

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

Single family residence

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

R-3.5

f. What is the current comprehensive plan designation of the site?

Single family medium density

g. If applicable, what is the current shoreline master program designation of the site?

n/a

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Some portions of the property are a steep slope. The slope is a mapped erosion hazard.

Per LUC 20.25H Critical Areas

i. Approximately how many people would reside or work in the completed project?

Yard improvement (single family), not applicable.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None

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9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Rockary 0' to yard. Railing up to 4'.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light or glare impacts, if any:

None

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12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Not aplicable

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

No

c. Proposed measures to reduce or control impacts, if any:

None

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

152nd AVE SE. No change to driveway access.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would be completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None

g. Proposed measures to reduce or control transportation impacts, if any:

None

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15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricy, water, refuse service, telephone, sanitary sewer,

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None additional

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature cash carr.....

Date Submitted 4/13/2015.....

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15113
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34.6 Feet
King County, Pictometry International Corp., King County